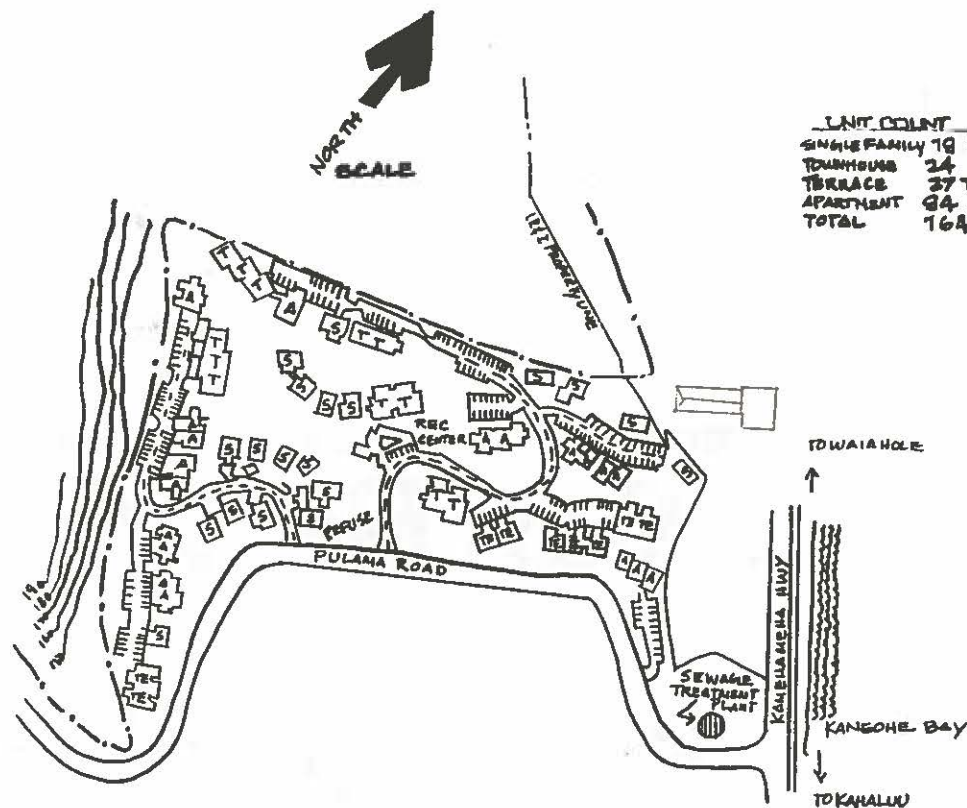


# PULAMA GARDENS:

## Another Slice of Kahalu'u Threatened



### DESCRIPTION:

"Pulama Gardens" is a Planned Development Housing project located mauka of Kam Hwy. and north of Pulama Road. 164 fee simple condominium dwelling units will be constructed on 22.4 acres. The landowners and applicants for the development is Land Research and Investment Co., Inc.

The project will bring in about \$10 million for the developers with a possible profit of \$2 million or more.

The unit costs range from \$35,000 for a one bedroom apartment to \$90,000 for a 4-bedroom single family dwelling. Pulama Road will have to be widened 8 ft. on the project side and improved to City Standards. The U.S. Soils Conservation Services, Dept. of Land and Natural Resources and the Hawaii Environmental Simulation Laboratory say they are concerned about the suitability of soil and drainage for the construction. A private sewage treatment plant will have to be constructed. This is one of 4 private treatment plants being proposed for Kahaluu.

### IMPACT ON THE COMMUNITY:

**1. Traffic:** Traffic is already a problem. This development will be adding 60 to 80 cars per hour on to Kam Hwy. According to the Dept. of Transportation the Windward Corridors are already overcrowded, to say nothing of other developments on Windward, Oahu

**2. Road Improvements:** Pulama Road will be widened 8 ft. on the project side. Property owners on the other side of the road will eventually be forced to give up 8 ft. of land and pay for costs of the improvements on their side.

**3. Increase of Property Value:** Property value of surrounding land will increase thus land taxes will increase

If you are a tenant your rent goes up.

**4. Flooding, Drainage, & Construction:** Kahaluu has flooding problems. In this area the average rainfall is 80" annually. Storm runoff and drainage is going to be a problem for people living at the Kam Hwy. junction. With construction runoff and sedimentation will be increased, particularly by the steep slopes which will have to be graded. What guarantees do we have that the developer will take measures to see that Kaneohe Bay will not be damaged?

**5. We Need Housing:** We need housing in Kahaluu but who can afford the units in this project?

## DECISIONS MADE ON THE PROJECT SO FAR

Several Planning Commission hearings have already been held on the development. The steps remaining for approval of this project are:

1. the applicant must prepare a detailed soils and drainage study for the appropriate government agencies prior to the issuance of a grading permit.
2. for the sewage treatment plant, percolation tests must be made by the applicant for the Dept. of Health's approval.

3. Pulama Road must be improved and widened in accordance with the Dept. of Transportation's recommendations.

4. an Environmental Impact Statement must be submitted by the applicant to the City Council

On October 29, the Planning and Zoning Committee of the City Council held a public hearing on the application. Public testimony was given. Several Kaalaea residents testified against the development. This was the last hearing for public testimony.

The Planning & Zoning Committee is still reviewing the application. At their last meeting, the committee decided to defer action until an Environmental Impact Statement is submitted by the developers.

# What Can Be Done

A committee of community residents have drawn up a petition which opposes the development. The positions and demands state:

We...are opposed to the plans of Land Research and Investment Company, Inc. to amend the General Plan at Pulama Road, tax map key 4-7-07: portions of 25, from open space to residential use.

We are also opposed to the Land Research and Investment Company's plans for a Planned Development Housing project at this site. Both the General Plan amendment and the Planned Development Housing should not be approved until:

### (1) COMPREHENSIVE PLANNING IS DONE FOR WINDWARD OAHU

*Although not a large development, Pulama Gardens is another in a series of small developments which don't have much impact alone, but have great impact when taken together. Comprehensive planning will give us a good idea of what that total impact will be.*

### (2) AN ENVIRONMENTAL IMPACT STATEMENT IS APPROVED BY THE STATE CITY AND RESIDENTS

*We must know what this development will do to us and our environment before we can reasonably decide whether it should go approved or not.*

### (3) THERE ARE HOUSING UNITS AVAILABLE AT PRICES THAT COMMUNITY RESIDENTS IN NEED OF HOMES CAN AFFORD OR HOUSING SUBSIDIES ARE AVAILABLE WHICH WILL ALLOW THE RESIDENTS TO LIVE IN THIS DEVELOPMENT

*There is a need for low cost housing for residents of this area. Any housing development which comes in must provide housing for them. Such housing is needed by people who will be displaced by the rising land values caused by developments such as Pulama Gardens.*

A petition drive has started. If you would like to help get signatures, please call Olivia Padeken at 239-8577 to get copies.

Also, the committee will be holding weekly meetings. Call Olivia for information on the day, time and place.